



**PRIME DEVELOPMENT SITE FOR SALE 1,100,000.00**

**With Potential to Expand by Additional 1.4 Acres**



**410 Main Ave:** Development site for sale. Great visibility with 645' linear feet of frontage on Main Ave Norwalk (Merritt 7 Corridor). Conveniently positioned on a three-way intersection with traffic lights. CD-3C General Urban Corridor permits potential uses: retail, office, hotels, banks, restaurants, theaters, theaters, schools, research development facilities and other uses.

**The Site**

**Land:** 1.03 ACRES  
**Zoning:** CD - 3C General Urban Corridor  
**Real Estate Taxes** \$3,813.00  
**Location:** 0.3 Miles from Merritt Pkwy exits

**Features**

**Frontage:** 645 Linear feet  
**Traffic Count:** 14,962 ADT  
**Power:** N/A  
**Town Sewer:** N/A  
**Topography:** Rural Sloping Land

**CHRIS MAILLER**

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## A2- Survey

NORWALK ZONE TABLE (BUSINESS #2 DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT SIZE	12,000 SF	64,317 SF
MIN. WIDTH	50'	246.02'
SETBACKS		
FRONT YARD	5' 5" MIN.	--
SIDE YARD	--	--
REAR YARD	10'	--
MAX. BLDG. AREA	30 %	--
MAX. TOTAL AREA	50 %	--
MAX. BLDG. USE	3 STORES	--
MAX. FLOOR AREA RATIO	3	--

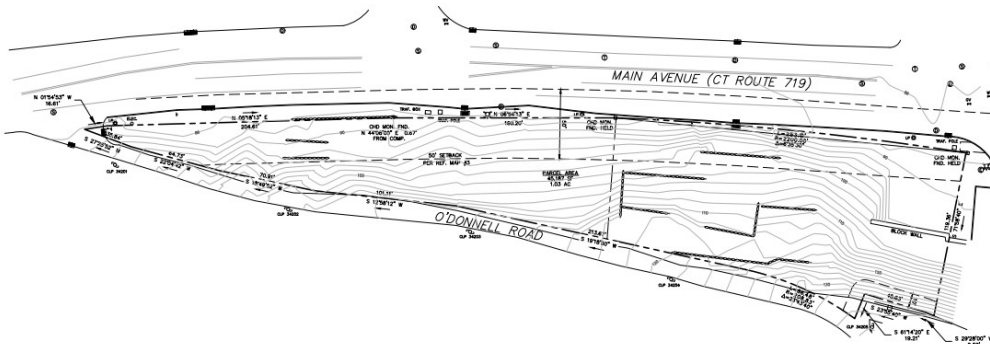
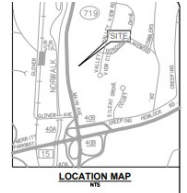


**NOTES:**

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-25, AS REVISED.
- THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY.
- THE BOUNDARY DETERMINATION CATEGORIES IS RESURVEY.
- THIS MAP CONFORMS TO METRIC ACCURACY CLASS 1/2.
- THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS 1/2.
- REMARKS ON THIS MAP ARE BASED ON REF. MAP #1 BELLA.
- ELEVATIONS ON THIS MAP ARE BASED ON NA83 IN SYSTEM.
- THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL UTILITIES ON THIS MAP, OTHER CURRENT OR ABANDONED. ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES, THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
- OWNER OF RECORD: 410 MAIN AVENUE, LLC
- SUBJECT PARCELS IS IN S-2 ZONE.
- THIS PARCEL IS WITHIN AS BLOCK 228 LOT 14 ON ASSESSOR'S MAP 5.

**MAP REFERENCES:**

- ZONING LOCATION SURVEY DEFINING BOUNDARIES AND ZONING SETBACKS 410 MAIN AVENUE, NORWALK, CT. PREPARED FOR 410 MAIN AVENUE, LLC. SCALE: 1"=40' OCT. 21, 2014 BY: REINHOLD & MEO
- MAP PREPARED FOR BUREAU OF PLANNING, NORWALK, CONNECTICUT. SCALE: 1"=20' SEPT. 10, 1974 N.L.A. 7933
- N.L.A. 6960
- N.L.A. 6206



**LEGEND**

- PROPERTY LINE
- BOUNDARY SETBACK LINE
- EXISTING OUTLINE
- EXISTING GAZE HILL
- HEDSRANT
- WATER VALVE
- EXISTING STONE WALL
- EXISTING SITE LIGHT
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- SEWERAGE MANHOLE
- UTILITY POLE
- WOODPOST
- SON
- ELECTRIC MANHOLE
- TELECOMMUNICATIONS MANHOLE

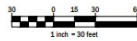
ZONING LOCATION SURVEY  
PREPARED FOR  
410 MAIN AVENUE, LLC  
410 MAIN AVENUE  
NORWALK, CT  
COPYRIGHT © 2022  
SCALE: 1" = 30'  
PROJ. NO.: 0474



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allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SPACE ARE SUBSTANTIALLY CORRECT TO THE BEST OF MY BELIEF.

DANIEL C. LAFERRIERE  
LICENSED LAND SURVEYOR, REG. 70642



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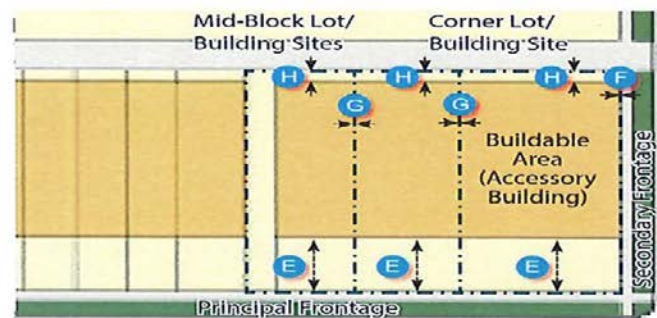
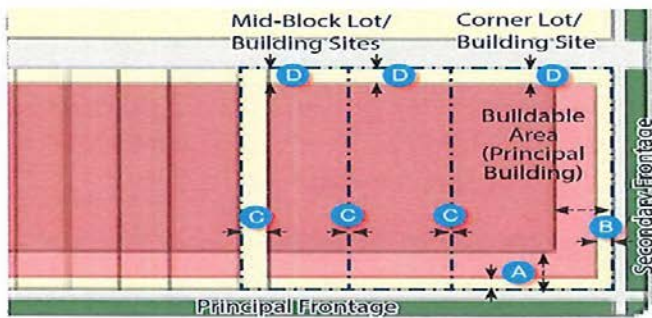
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## Zoning Regulations - CD - 3C General Urban Corridor

### ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

**CD-3C** TABLE 4.3.1-G DISTRICT STANDARDS:  
GENERAL URBAN - CORRIDOR COMMUNITY DISTRICT



#### Lot Occupation

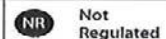
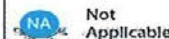
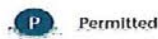
Lot/Building Site Width	50 ft. min.; 100 ft. max.; 18 ft. min. for Townhouse; 300 ft. max. for Large Scale Commercial
Frontage Buildout	60% min.
Lot/Building Site Area	<b>NR</b>
Impervious Surface Coverage	80% max. except that Impervious Surface may be increased to 90% for Developments of 30 or more Dwelling Units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.
Lot/Building Site Enfrontment	Must Enfront a Street, except $\leq$ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

#### Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	6 ft. min., 12 ft. max. <b>A</b>	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback <b>E</b>
Front Setback, Secondary Frontage	6 ft. min., 12 ft. max. <b>B</b>	Front Setback, Secondary Frontage	0 ft. min. <b>F</b>
Side Setback, each side	0 ft. min. <b>C</b>	Side Setback, each side	0 ft. min <b>G</b>
Rear Setback	3 ft. min; or 15 ft. min. from center line of Rear Alley <b>D</b>	Rear Setback	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley <b>H</b>

#### LEGEND

The following notations are utilized in this table.



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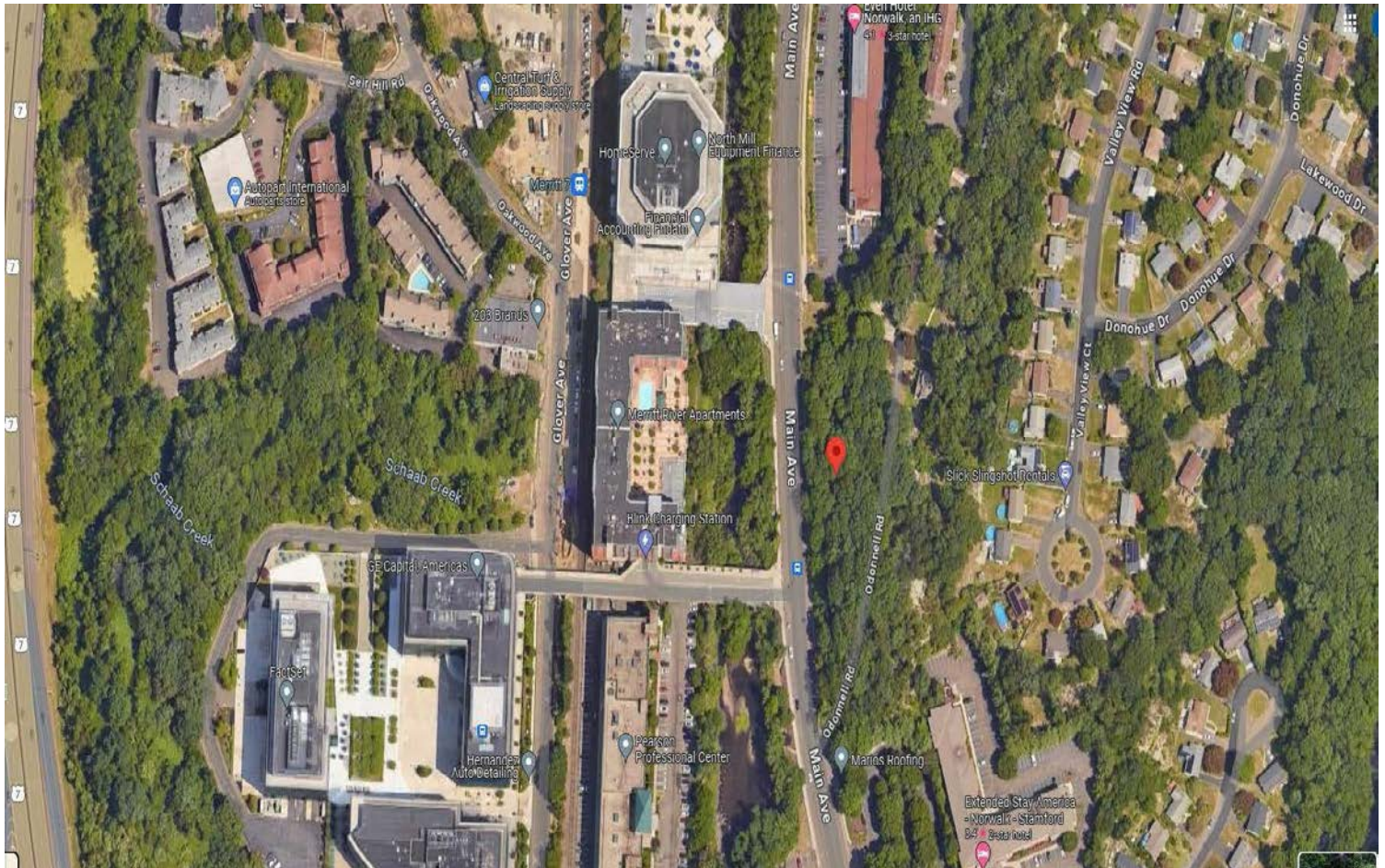
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## Aerial View



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## Contact

Chris Mailler  
(203) 984-1822

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**Aerial views looking west**



**Proposed Retail Illustration**

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2023 Town Profile

1 / 2

## Norwalk, Connecticut

### General

ACS, 2017-2021	Norwalk	State
Current Population	90,821	3,605,330
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	3,968	745
Number of Households	35,569	1,397,324
Median Age	40	41
Median Household Income	\$91,434	\$83,572
Poverty Rate	10%	10%

### Economy

Top Industries	Jobs	Share of Industry
Lightcast, 2021 (2 and 3 digit NAICS)		
① Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	6,443	40%
② Government <i>Local Government</i>	5,296	32%
③ Retail Trade <i>Food and Beverage Stores</i>	3,918	100%
④ Transportation and Warehousing <i>Transportation and Warehousing</i>	3,332	94%
⑤ Accommodation and Food Services <i>Food Services and Drinking Places</i>	2,809	44%
Total Jobs, All Industries	43,087	

### SOTS Business Registrations

Secretary of the State, August 2023

#### New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	978	1,061	1,134	1,446	1,390

Total Active Businesses 11,719

### Key Employers

Data from Municipalities, 2023

- Factset Research Systems Inc.
- Datto
- Booking Holdings
- Xerox
- EMCOR Group

### Demographics

ACS, 2017-2021

#### Age Distribution

Age Group	Norwalk	State
Under 10	9,688 (11%)	11%
10 to 19	9,845 (11%)	13%
20 to 29	11,268 (12%)	13%
30 to 39	14,107 (16%)	12%
40 to 49	12,145 (13%)	12%
50 to 59	13,746 (15%)	15%
60 to 69	10,691 (12%)	12%
70 to 79	6,000 (7%)	7%
80 and over	3,331 (4%)	4%

#### Race and Ethnicity

Race/Ethnicity	Norwalk	State
Asian	5%	5%
Black	12%	10%
Hispanic or Latino/a	29%	17%
White	51%	65%
Other	3%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

#### Language Spoken at Home

Language	Norwalk	State
English	12%	25%
Spanish	64%	78%

#### Educational Attainment

Attainment Level	Norwalk	State
High School Diploma Only	22%	26%
Associate Degree	7%	8%
Bachelor's Degree	22%	25%
Master's Degree or Higher	18%	19%

### Housing

ACS, 2017-2021

Metric	Norwalk	State
Median Home Value	\$447,200	\$286,700
Median Rent	\$1,750	\$1,260
Housing Units	38,215	1,527,039

Ownership Type	Norwalk	State
Owner-Occupied	7%	8%
Detached or Semi-Detached	53%	65%
Vacant	7%	8%

### Schools

CT Department of Education, 2022-23

#### School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Norwalk School District	PK-12	11,514	290	91%
Side By Side Charter School	PK-8	236	38	
Statewide	-	513,513	19,014	89%

#### Smarter Balanced Assessments

Assessment	Met or Exceeded Expectations, 2021-22	Math	ELA
Norwalk School District	30%	40%	
Side By Side Charter School	44%	51%	
Statewide	42%	48%	



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